

ENTRANCE HALL 29' 9" x 6' 9" (9.07m x 2.06m) Solid oak front door, stairs to first floor, two chandeliers, solid wood flooring.

CELLAR 30' 8" x 17' 6" maximum dimensions (9.35m x 5.33m) With separate wine cellar.

LIVING ROOM 18' 1" x 15' 1" (5.51m x 4.6m) Two sash windows, fireplace with marble hearth, two radiators, wooden flooring.



DINING ROOM 18' 0" x 15' 0" (5.49m x 4.57m) Two sash windows, fireplace with marble hearth, two radiators, wooden flooring.

KITCHEN 14' 3" x 10' 0" (4.34m x 3.05m) Range of high and low level cupboard units, island with inset stainless steel sink with mixer tap, integrated Indesit dishwasher, Rangemaster over with six ring gas hob and extractor hood over. Hanging ceiling lights, radiator and extensive wall tiling. This opens on to a rear atrium.



REAR ATRIUM 11' 2" x 19' 10" (3.4m x 6.05m) Triple aspect with sash windows to three walls and French doors opening onto the rear garden, tiled flooring.

STUDY AREA 11' 8" x 8' 4" (3.56m x 2.54m) Built in cupboards with worktop space and plumbing for a washing machine, wooden flooring.

REAR LOBBY 6' 4" x 5' 6" (1.93m x 1.68m) Leading to cloakroom. Wall mounted gas fired Worcester boiler, low level WC, high and low level cupboard units and worktop with stainless steel sink with mixer tap and plumbing for white goods.



STUDY 13' 10" x 9' 11" (4.22m x 3.02m) Door to rear garden, two sash windows opening on to the atrium, laminate flooring.

GALLERIED LANDING 11' 11" x 7' 0" (3.63m x 2.13m) Large stained glass sash window.

BEDROOM ONE 18' 3" x 15' 0" (5.56m x 4.57m) Two sash windows, range of built in wardrobes, two radiators.

BEDROOM TWO 17' 8" x 14' 1" (5.38m x 4.29m) Two sash windows, range of built in wardrobes, two radiators.



BEDROOM THREE 14' 2" x 11' 4" (4.32m x 3.45m) Sash window overlooking the rear garden, radiator.

BEDROOM FOUR 11' 4" x 8' 4" (3.45m x 2.54m) Sash window to side, hatch to partially boarded loft, radiator.

FAMILY BATHROOM 10' 2" x 5' 9" (3.1m x 1.75m) Window, Low level WC, dual hand basins with mixer taps and cupboards below, panelled bath with shower attachment, inset spotlights to ceiling, fully tiled walls, radiator, wooden flooring.

SHOWER ROOM 9' 1" x 3' 4" (2.77m x 1.02m) Window, wash hand basin with mixer tap, shower cubicle with rainfall style shower attachment, heated towel rail, inset spotlights to ceiling, fully tiled walls.

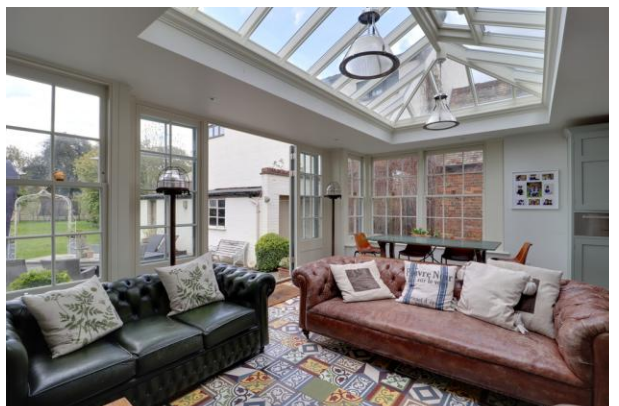
PARKING AND GARDENS Rear garden is walled to all three sides with a 7ft garden wall and brick paved patio area. Single garage with two store rooms attached. Driveway to the side providing parking for four cars.

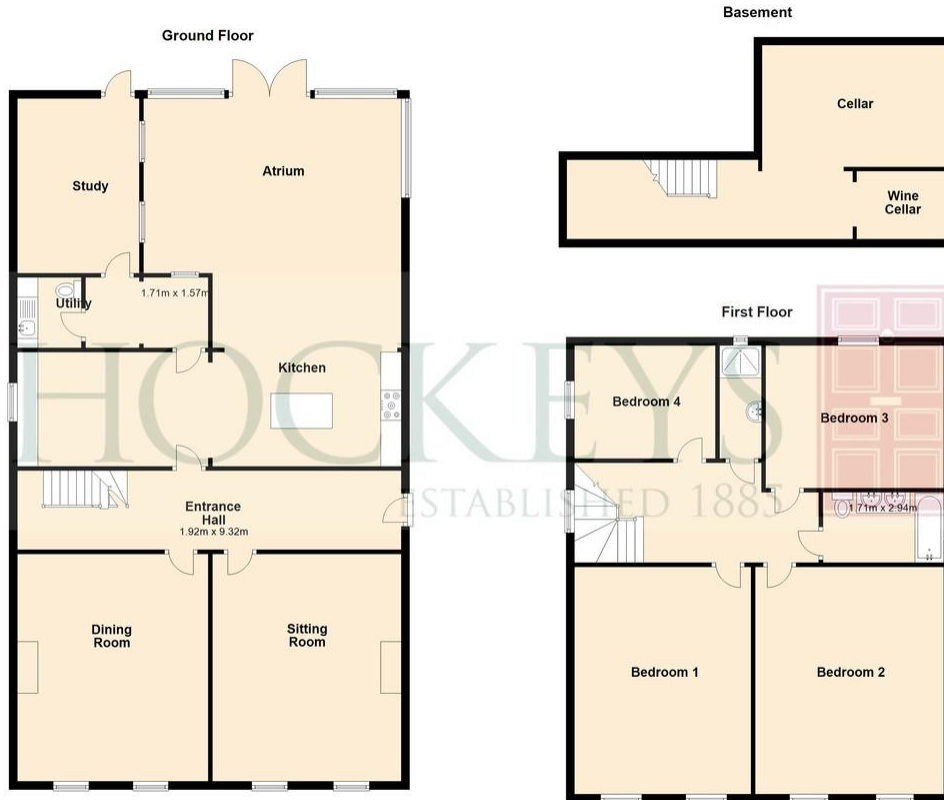
LOCATION Somersham is a bustling village which is approximately 9 miles (14.48 kilometres) from the market town of Huntingdon with a shopping centre and main line train station. Located approximately 16 miles (25.75 kilometres) north of Cambridge and just 4 miles (6.44 kilometres) from St Ives, which offers access to Cambridge via the guided busway.

VILLAGE INFORMATION The high street is an attractive collection of residential period properties, shops and businesses with a range of larger chains as well as smaller independent shops.

There is a village primary school in addition to Whitehall School which is an independent school and Silk farm Day Nursery, with secondary schooling at Ramsey Abbey. Countryside surrounds this attractive village and there are wonderful walks to be enjoyed in the Somersham Local Nature reserve.

FACILITIES There are two public houses, a Chinese restaurant and takeaway, Indian takeaway, fish and chip shop, florists, printers, pet shop, chemists, four hair salons/barbers, two doctors surgeries and a large play area and field at Victory Hall.





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Mulberry House, 105 High Street,
Somersham, Huntingdon, PE28 3EH

£850,000 Freehold

A beautifully restored Georgian residence boasting a wealth of period features, situated in the very heart of the village. The accommodation has been sympathetically restored whilst such original features as high ceilings, ornate coving, large sash windows and two fireplaces. The feature room of the property is the stunning kitchen/dining room which opens onto the rear atrium - a striking room with full width windows and French doors opening on to the garden. There are also an impressive entrance hall, two large reception rooms, a generous study, cellar, modern bathroom and shower room. Outside, there is a driveway to the side providing ample parking and a fully walled rear garden offering seclusion and privacy.



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